



Subdivision CONDITIONAL Use

Date 10/12/76 Item # 69-76

Petitioner The Folenwider Co

Preliminary Review Agencies Comments

Final Review Agencies Comments

① PARKS - tree in sight  
DISTANCE TRIANGLE SHOULD  
BE MOVED OR REMOVED.  
PLANT selection is GOOD.

② ENG. - concern about Tree  
IN SIGHT DIST. TRIANGLE  
N. Ave egress to be  
RIGHT TURN only.



Action Taken  
P.C. Approved 27 Oct 1976  
C.C. Approved 2 Dec 1976  
Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_  
Comments

Required 5' SIDEWALKS



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

THE  
**FULENWIDER**

COMPANY



1050 Seventeenth Street  
Prudential Plaza, Suite 2526  
Denver, Colorado 80202 / (303) 266-3071

September 30, 1976

Dear Council Members:

The Fulenwider Company of Denver is requesting permission to build an Arby's restaurant at the southwest corner of North Avenue and 12th Street. We believe the new Arby's building (attached folder) and the proposed landscaping would provide a very attractive setting for one of your City's most important intersections.

The proposed landscaping shown on the drawing will be finalized with Mr. Ken Idelman of the Parks Department at a later meeting but generally meets with his recommendations. To add depth to our landscaping we are requesting the use of a strip of land approximately 4' wide (see Note #1 on drawing) between the existing sidewalk and our property lines on North Avenue and 12th Street. This land serves no useful purpose presently.

The exterior appearance of our building is professionally enhanced with color coordinated interior decor by Interior Designer, Ester Trumbull, of Denver. Carpeting, wallcoverings, floor tile and upholstered booths and seating are tastefully selected for each location so that, while the building exterior is in the new national image, the interior is uniquely suited to the individual community.

It is our intent to serve the handicapped persons of the community by providing ramped sidewalks at a conveniently located and marked parking area. Additionally the restrooms are equipped for safe and comfortable use by the handicapped. Aisles in the dining area are sufficiently wide to allow for wheelchair movement.

The parking lot will be adequately lighted to provide for the safety of citizens without disturbing our neighbors. There is a traffic control light at the intersection for safety of pedestrian traffic approaching our premises.

Licensee of ARBY'S, Inc. / York Equipment Company / Copper Junction Restaurant / Copper Mountain Cafeterias

After careful study of the area we do feel that an entrance off of North Avenue is essential to our operation as well as for the convenience of our customers. Lack of ingress/egress on North Avenue would require customers wishing to go north or east to drive considerably out of their way.

The traffic flow on the premises has been designed to allow traffic to enter the lot quickly from the busy streets to avoid creating congestion. The exits are wide enough and have a turning radius sufficient to allow ease of movement into a single lane of street traffic.

The present lot has four (4) curb cuts. There are two entrances that definitely create congestion. One is located 20 feet from the corner on North Avenue. The other is approximately 15 feet from the corner on 12th Street. Both will be closed and the second entrance on each street moved even further from the corner. On North Avenue our entrance would be approximately 100 feet off the corner at the beginning of the turning radius. On 12th Street the entrance would be approximately 135 feet from the corner.

We are requesting permission to tie in our ingress/egress on 12th Street with the existing alley thereby eliminating two curb cuts on that street (see drawing for clarification).

Our drive through window has a lane of its own, clearly marked, capable of stacking up eleven full sized vehicles without interfering with other traffic on the lot. Additionally there is space for a two-car stack up after service at the window before entering into the normal traffic flow on the lot. Due to the nature of window service the timing allows these cars to be conveniently integrated with the normal traffic movement.

We feel that area residents would appreciate the convenience of this type service provided it causes no street traffic problems. Arby's does not normally attract crowds as large as competitors like McDonald's or Burger King. We estimate that our vehicular count is approximately 50-60% of theirs.

The required parking for 22 vehicles has easily been surpassed with 33 planned spaces. We also have a verbal commitment with the owner of the neighboring donut shop to our west for the use of an additional 13-18 spaces.

In addition to providing the area with an attractive restaurant with a reputation for quality food and good service and sanitation, Arby's would create employment for 30 to 50 persons full and part-time. At least two positions would be in management with advancement potential for others.

September 30, 1976

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Maintenance free materials are used in the construction of the building to prevent an eventual run-down or shabby appearance. The fluted masonry block is white all the way through and requires no painting initially or at a later date. The dark aluminum roofing is guaranteed against chipping or fading. The glu-lam wood beams are stained and sealed against "weathering." The garbage stockade is constructed of the same materials as the building. The major landscape areas will be properly irrigated by sprinkler system and hose bibs will be located near the other areas. A professional landscaper will install, maintain and supervise the planted areas.

Drainage will be tied into the present drainage system or as required by the City.

The Fulenwider Company and Arby's are quite excited about joining your community, and we will make every effort to make our relationship a pleasant one. Thank you for your consideration.

Respectfully,



Dusty Rhodes  
Director of Operations and Development

WLR:ag

CONDITIONAL USE APPLICATION

Fifteen (15) copies required

FEE: \$225.00

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, Mesa County, State of Colorado, to wit:

(legal description)

The East 1/2 Lot 13 and all of lots 14 thru 17 Block 1 City of Grand Junction

Containing .47 acres, more or less, do respectfully petition and request a conditional use for \_\_\_\_\_ in the City of Grand Junction.

Respectfully submitted,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(property owners)

Please include address and phone number.

STATE OF COLORADO) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this day of \_\_\_\_\_, \_\_\_\_\_, By \_\_\_\_\_  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

SPECIFIC USE REQUESTED: \_\_\_\_\_  
\_\_\_\_\_

Name of Submitter: The Fulenwider Company

Address: 1050 17th St Denver Colo Phone: 573-8523

Other required information:

1. Fifteen (15) copies of a plot plan showing the location and size of all existing and proposed improvements, roadways, and all natural features, (i.e. canals, ditches, washes, floodplains, etc.) and significant elevation changes on property.
2. One copy of an Assessor's map indicating the location of the tract for which the use is being requested; and a complete legal description.
3. A copy of the names and addresses of all adjacent property owners of the tract for which the use if being requested. (Please include a list with parcel numbers for each address.)

SUBMITTED BY: \_\_\_\_\_ Signature \_\_\_\_\_ Receipt No. \_\_\_\_\_ Date: \_\_\_\_\_

ACTION TAKEN BY PLANNING COMMISSION AND DATE \_\_\_\_\_

ACTION TAKEN BY CITY COUNCIL AND DATE \_\_\_\_\_

OFFICE COPY



TOTAL SQ. FEET - (145' x 145') = 20,912.5  
 TOTAL SQ. FEET - BUILDING = 2573  
 LESS FIVE (5) ROOMS & CORRIDORS (377) = 2196 NET  
 REQUIRED PARKING SPACES = 22  
 ACTUAL PARKING SPACES = 33 PLUS PARKING AT DONUT SHOP  
 INSIDE SEATING = 92  
 ZONE = C-1  
 DRAINAGE WILL BE AS AT PRESENT OR AS REQUIRED  
 CONSTRUCTION TIME 120 TO 150 DAYS  
 TO BEGIN AS SOON AS PLANS CAN BE PREPARED

LANDSCAPING - TO BE CONFIRMED WITH KEN IDELMAN

- 1 - THORNLESS HONEY LOCUST
- 2 - RUBY TREE
- 3 - TAMMY JUNIPER
- 4 - SNOWBALL
- 5 - WINGED BURNING BUSH
- 6 - UPRIGHT JUNIPER
- 7 - DWARF BARBERRY
- 8 - MUGO PINE
- 9 - RED BARBERRY
- P - PERENNIALS - VARIOUS
- RV - VOLCANIC OR RIVER ROCK GROUND COVER

OFFICE COPY

PRIVATE HOME

PRIVATE HOME

PRIVATE HOME USED AS REAL ESTATE OFFICE

*overhead*

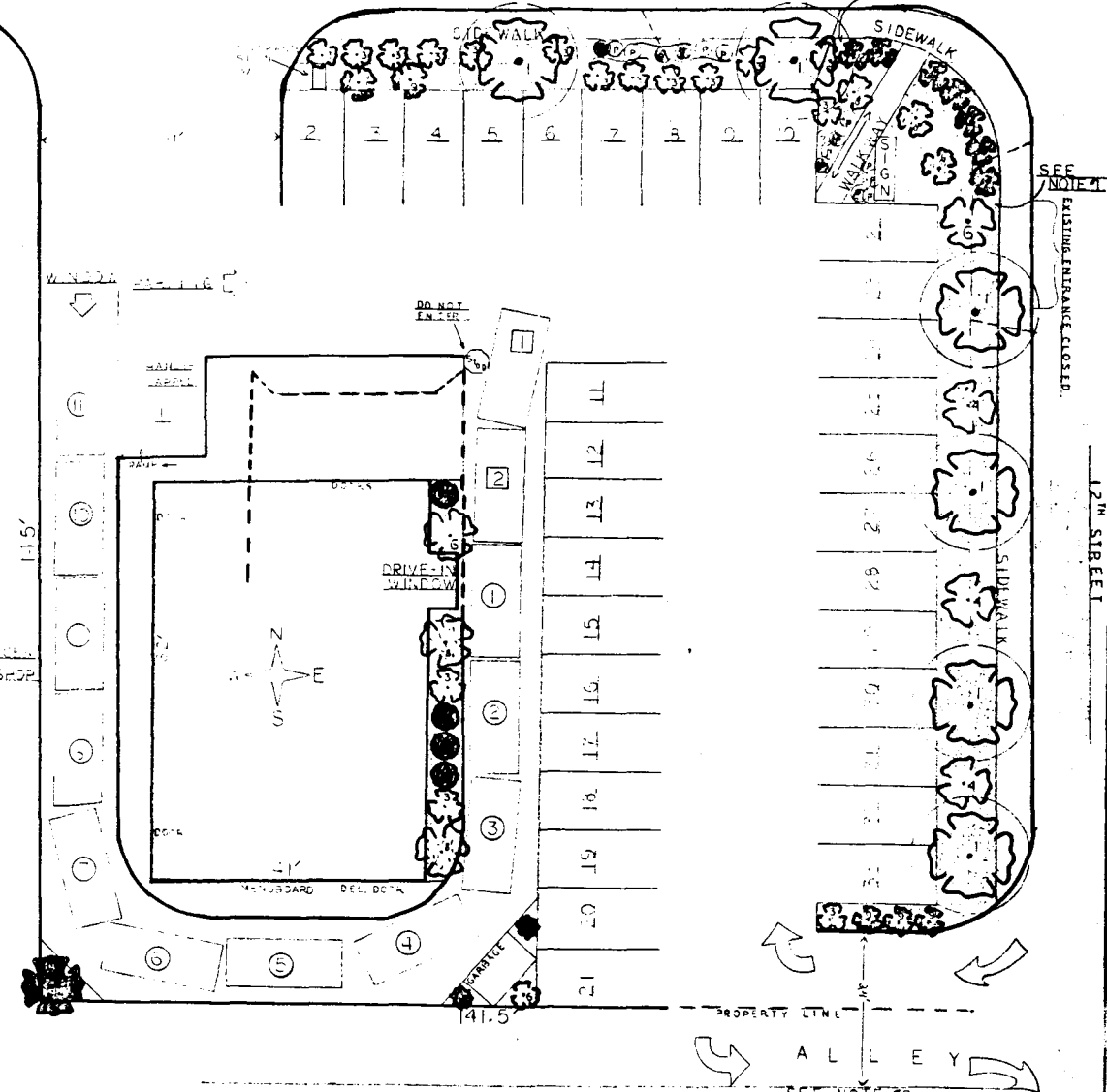
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NORTH AVENUE

EXISTING ENTRANCE CLOSED

SEE NOTE #1



NOTE #1 - APPROX. 4' WIDE STRIP BETWEEN SIDEWALK & PROPERTY LINE THAT BELONGS TO CITY - WE WOULD LIKE TO INCLUDE IN LANDSCAPE PLAN.  
 NOTE #2 - INGRESS-EGRESS TO BE TIED INTO ALLEY, IF POSSIBLE, TO REDUCE NUMBER OF CURB CUTS.

ARBY'S GRAND JUNCTION	
DATE: _____	APPROVED BY: _____
SCALE: 1/8" = 1'-0"	DRAWN BY: _____
PROJECT NO.: _____	CHECKED BY: _____
DRAWING NUMBER: _____	